

PET HOSPITAL FOR LEASE

LONG-ESTABLISHED LOCATION

Frederick Douglass Blvd - **CENTRAL HARLEM** – 112 Street /8th Avenue



- LONG-ESTABLISHED PET HOSPITAL LOCATION / NEW LEASE from Landlord
- The Facility - move-in condition with some equipment left by the former operators.
- 2000 square foot Bi-Level, fully set up Hospital in Excellent Condition.
- 33 Linear Frontage Store. Tremendous High-Visibility, Ground-Floor for Rent.
- Five Individual Rooms Upstairs, Reception, Bathroom – other misc. areas as well.
- Lower – Two operating areas, X-ray room, Pet Cage areas - bathroom. Other Areas.
- Two blocks from Central Park: **Corner Building:** Steps off of the corner of FD Blvd. Just north of Very Busy corner of 110 Street/8th Avenue – C & B train Subway Stop.
- Excellent Ceiling Heights both Levels. - Glass Frontage in Excellent Condition.
- Lots of Windows, Bright and Airy. Two levels with Interior and Exterior Stairs.
- All in Very Good Condition. New Direct Lease from Landlord.
- Any medical &/or other use is welcome. Dentist - Therapist -
- Hourly office-share business idea: Long Lease OK.
- Demographics link - <https://www.city-data.com/zip/10026.html>

Lease Price asking \$10,000 per month rent.

Contact Licensed Broker Mihran S. 917 405 0885

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